



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Joe Erceg
Manager, Development Applications

TO PLANNING - DECEMBER 5, 2000
DATE: November 20, 2000
FILE: RZ 00-183427

RE: Application by Norm Ferguson for Rezoning at 8491 and 8511 No. 2 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K)

STAFF RECOMMENDATION

That Bylaw No. 7197, for the rezoning of 8491 and 8511 No. 2 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area K (R1/K)" be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORTORIGIN

Norm Ferguson has applied to rezone 8491 and 8511 No. 2 Road (**Attachment 1**) in order to subdivide it into four Single Family Housing District, Subdivision Area K (R1/K) lots as shown on **Attachment 2**.

FINDINGS OF FACT

ITEM	EXISTING	PROPOSED
Owner & Applicant	Norm Ferguson (Grandspan Developments Inc.)	To be determined
Site Size	Two lots each 1142 m ² (12,293 ft ²)	After lane dedication - four lots each 436 m ² (4,699 ft ²)
Land Uses	Single Family	No change
Lot Size Policy	R1/E	Remove lots fronting No. 2 Road from Policy Area
OCP Designation	Neighbourhood Residential	No change
Zoning	R1/E	R1/K

Development surrounding the subject site is primarily older single family homes. An application to rezone one property for two smaller lots is also being considered by the City for a site that is one property to the south of the subject site (8571 No.2 Road).

RELATED POLICIES & STUDIES

Council recently approved an amendment to Section 702 of the Zoning and Development Bylaw 5300 that exempts properties along major roads from the Lot Size Policy process. As there is an existing Lot Size Policy in this neighbourhood (**Attachment 3**), letters were sent to all properties in the existing policy area as part of the application at 8571 No.2 Road to inform them of the application and of the intent to remove the lots facing No. 2 Road from the policy area.

The Lane Policy requires that the applicant dedicate land and pay for the construction of a lane.

STAFF COMMENTS

The subject application was received after the letters were sent to the residents in the neighbourhood regarding the suggested change to the Lot Size Policy. Therefore, the residents were informed only of one application. However, the neighbours were informed of the City's intent to remove all the properties fronting No. 2 Road from the policy area and the rezoning sign will be on the subject property. Therefore, there is the opportunity for the residents in the area to be aware of this second application and make their views known.

Staff note that the lot to the south (8531 No.2 Road) will be in between the subject application and another rezoning and subdivision application also being considered by Council (Heather Sansom). The owner of 8531 No.2 Road was approached and was not interested in developing at this time. However, development on either side will not preclude development on 8531 No.2 Road in the future as the site will be able to redevelop on its own to two R1/K size lots which is consistent with the subject application.

The following is required prior to 4th reading of the rezoning:

1. Dedication of a 6m lane along entire west property line of the site;
2. A right-of-way agreement to permit access to No. 2 Road via a temporary lane access at the north end of the site,
3. A covenant to ensure that when the lane is operational, the property owner of the northern most lot will be required to pay for the removal of the curb-cut and driveway and provide landscaping;
4. A 3m wide utility right-of-way along the northern property line running from the future lane to No. 2 Road; and
5. Consolidation of the two lots.

Prior to subdivision the following would be required:

1. A servicing agreement for the construction of a lane complete with street lighting, curbs and storm drainage; and
2. A covenant to ensure that the only means of vehicular access to the new properties is via the newly constructed, dedicated, lane.

ANALYSIS

This application is one of a number of applications for smaller lots being considered by Council along No. 2 Road. The applications are supported by OCP policies which promote increased densities along major roads. However, it is important to also consider if any of the subject sites are situated close to a major neighbourhood centre where there is an opportunity to provide other housing choices that may not be available in the rest of the neighbourhood. Focusing slightly higher density housing around major neighbourhood amenities strengthens neighbourhoods by providing:

- an identifiable centre;
- a more pedestrian friendly environment;
- support for shops and services as well as transit use; and
- smaller scale, and relatively inexpensive housing choices for Richmond residents at all ages and stages of their lives.

In the case of the subject application, as well as with the other applications for small lots currently along No. 2 Road, the sites are located far enough from the Blundell Shopping Centre as to not consider them a lost opportunity in terms of meeting the objectives listed above. Therefore, smaller lot redevelopment would be appropriate and consistent with the OCP.

One last point to consider is that for lane development to occur, one of the more difficult aspects is to acquire the points for access to the lane. The subject development has sufficient road frontage to provide this lane access to No. 2 Road until such time as the lane can exit on to Colville Road and in this way supports the removal of individual driveways as redevelopment occurs along No.2 Road between Colville and Francis.

FINANCIAL IMPACT

None.

CONCLUSION

1. An application has been made to rezone 8491 and 8511 No. 2 Road so that it can be subdivided into four R1/K size lots.
2. Staff support the application as it is consistent with the OCP and provides a lane access.



Jenny Beran, MCIP
Planner

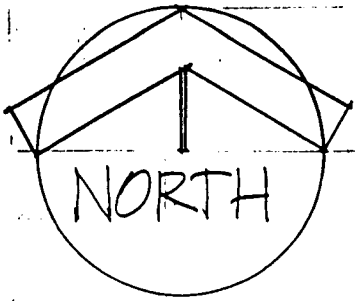
JMB:cas

There are requirements to be dealt with prior to final adoption:

Development requirements, specifically:

- Dedication of a 6m lane along entire east property line of the site;
- A 6m wide right-of-way to permit access to No. 2 Road via a temporary lane at the north end of the site;
- A 3m wide utility right-of-way along the northern property line running from the future lane to No. 2 Road;
- Consolidation of the two lots.

Legal requirement, specifically, a covenant to ensure that when the lane is operational, the northern most property owner will be required to pay for the removal of the curb-cut and driveway and provide landscaping.

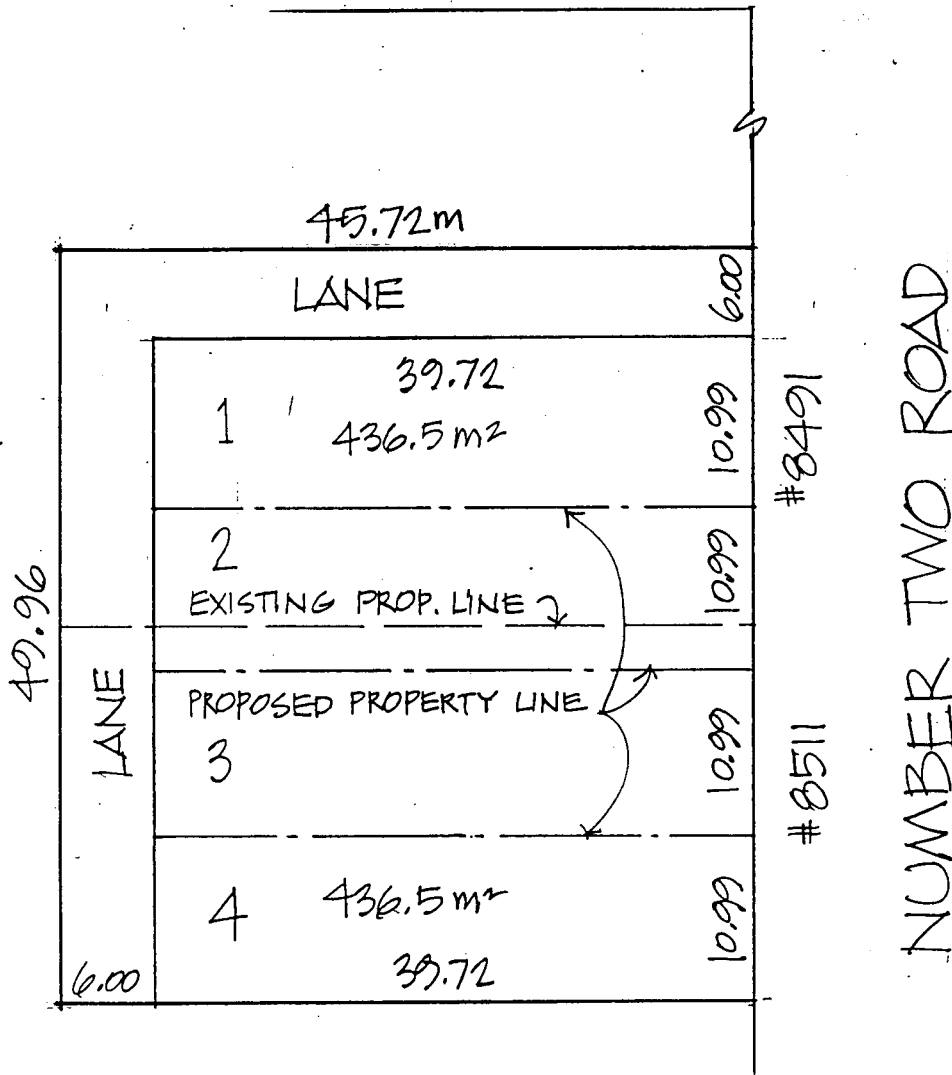


SCALE 1:500 m.

PLAN TO ACCOMPANY REZONING APPLICATION FOR GRANDSPAN DEVELOPMENTS

FROM R1 E ZONE TO R1 K ZONE
TO ALLOW SINGLE FAMILY DWELLINGS

ALL EXISTING
BUILDINGS TO BE
DEMOLISHED



PLAN SHOWING PROPOSED SUBDIVISION AT
8491 & 8511 NO TWO ROAD, RICHMOND B.C.



Page 1 of 2

Adopted by Council: Nov. 15/93 Expires: Nov. 15/98

POLICY 5453

File Ref: ●

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area bounded by Francis Rd., No. 2 Rd., Blundell Rd., and Railway Ave.:

That properties located within the area bounded by Francis Road, No. 2 Road, Blundell Road and Railway Avenue in Section 24-4-7, as shown on the accompanying map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exception:

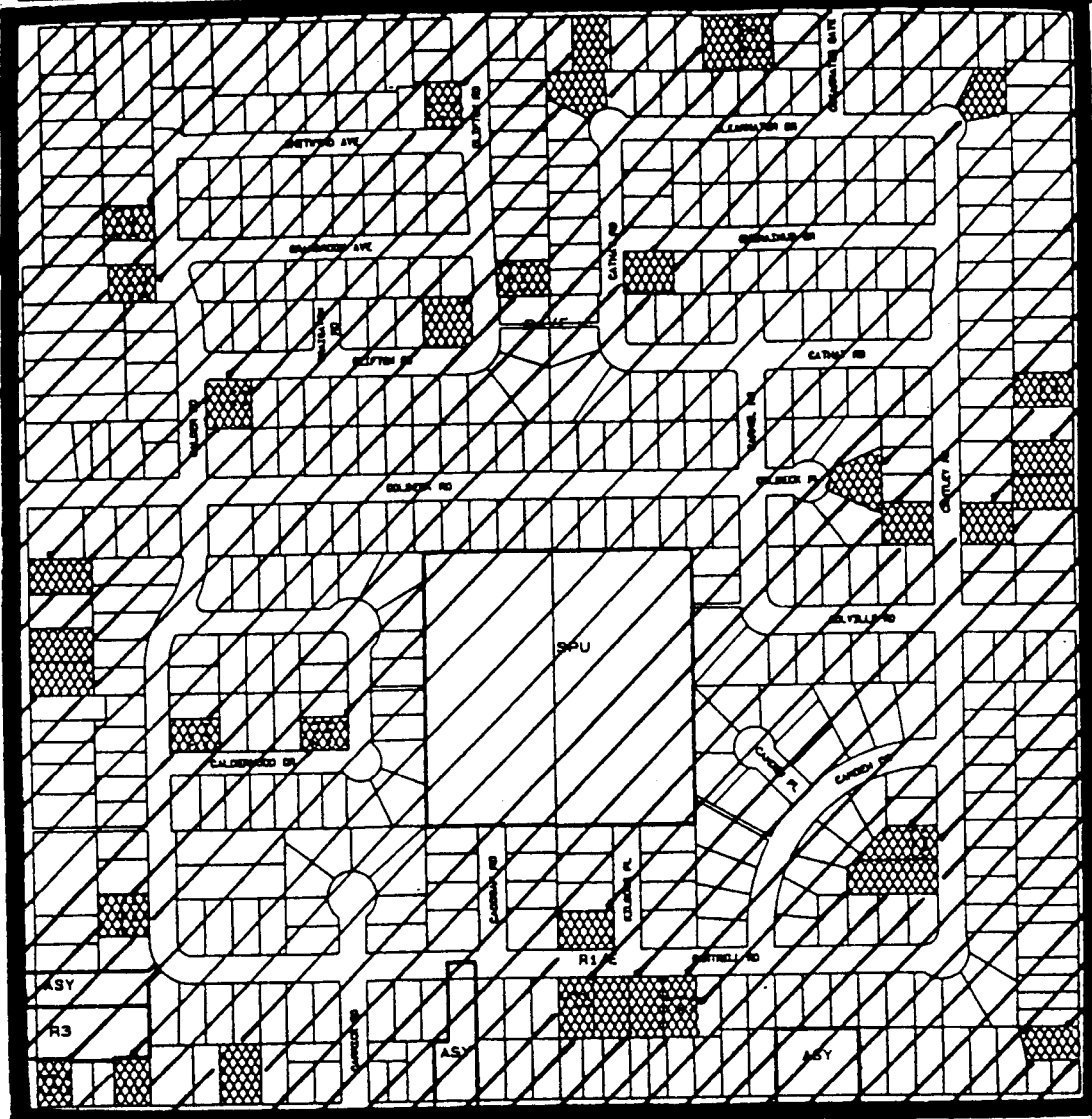
- (i) That lots with existing duplexes be permitted to subdivide as per "Single-Family Housing District, Subdivision Area B (R1/B)", provided that the new lots created along Railway Avenue, Blundell Road and No. 2 Road have lane access; and
- (ii) That lots with existing duplexes located along Francis Road without lane access be permitted to subdivide as per "Single-Family Housing District, Subdivision Area C (R1/C)".

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

BLUNDELL RD

RAILWAY AVE

NO. 2 RD



FRANCIS RD



SUBDIVISION PERMITTED AS PER R1/E



SUBDIVISION OF DUPLEXES PERMITTED AS PER R1/B EXCEPT:

- 1) No. 2 Rd., Railway Ave. and Blundell Rd.: R1/E unless lane access is provided. Then R1/B.
- 2) Francis Rd. R1/C unless lane access is provided. Then R1/B.



**POLICY
SECTION**

**5453
24,4-7**

**DATE
11/15/93**

